Act, 2007 was published for general information on 5.12.2007. The Act provided for maintaining *status quo* in respect of unauthorized development in the form of encroachment by slum dwellers and jhuggi-jhompri clusters, hawkers and urban street vendors, unauthorized colonies, village abadi area and its extension, existing farm houses involving construction beyond permissible building limits and schools, dispensaries, religious institutions, cultural institutions, storages, warehouses and godowns used for agricultural inputs or produce (including dairy and poultry) in rural areas built on agricultural land. The Act empowered Central Government to issue such directions to the local authorities as it may deem fit for giving effect to the provisions of the Act. Accordingly, Central Government issued directions (including the direction to deseal the properties protected under the above mentioned law) to the local bodies by issue of Notification dated 30.1.2008. The directions were issued after appropriate consideration of a reference received from Municipal Corporation of Delhi on the matter on 1.1.2008.

. **Regulatory mechanism for real estate developers**

2770. SHRI PENUMALLI MADHU: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether his Ministry is endorsing a regulatory mechanism for real estate developers and builders in the country;

(b) if so, the details of the proposed mechanism; and

(c) the steps taken by Government to contain this spiralling prices of the housing land?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN): (a) and (b) As per Entry 5 of the State List in the 7th Schedule ofthe Constitution of India, "Local Government" is a State subject. The regulation of activities of property developers and builders come under the purview of State Governments, Urban Local Bodies/Development Authorities under the provisions of State Town & Country Planning/City Development Authority Acts. However, the Government is considering formulation of a Real Estate Management (Regulation and Control) Bill, which will be applicable to the National Capital Territory of Delhi and will also act as a model legislation for other States. The Bill is at a draft stage.

(c) Market forces determine the land prices and the Government does not regulate/control prices of land.

Contract workers working in CPWD

2771. SHRI MOINUL HASSAN: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) the total number of employees in CPWD during the period 2005 to 2007, year-wise and category-wise;

(b) the total number of contract workers who are working in CPWD;

(c) the mechanism to find the actual number of contract workers working in CPWD; and

(d) whether Government is aware about the fact that corruption is rampant in labour supply by the contractors in CPWD?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN): (a) The total number of employees in CPWD during the period 2005-2007 are as under:—

	Gr. A Gazetted	Gr. B Gazetted	GrB Non-Gazetted	Gr. C	Gr. D	Work Charged	Total
As on 31.12.2005	1205	2896	210	11849	5106	21060	42326
As on 31.12.2006	1287	2963	339	15633	3122	14587	37931
As on 31.12.2007	1141	2818	130	11780	4381	19334	39584

(b) No contract workers are working in CPWD.

(c) Question does not arise in view of (b) above.

(d) Corruption being rampant in labour supply by contractors in CPWD needs verification.

Allotment of flats by DDA

2772. SHRI ALI ANWAR ANSARI: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that a large number of flats constructed by Delhi Development Authority (DDA) have not been alloted so far; and

(b) if so, the number of such flats in Delhi and the number of flats which are not qualified for allotment with reasons thereof, area-wise?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN): (a) and (b) The Delhi Development Authority (DDA) has informed that around 4800 flats of various categories *i.e.* Janta/EHS, LIF, MIG and SFS/HIQ which were alloted earlier, have become vacant due to surrender, cancellation, pending mutation or court cases etc. All the vacant flats are fit for allotment.

Funds for development of cities in North-Eastern States

2773. SHRI MATILAL SARKAR: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) the programme of the Central Government to aid the capital cities of the North-Eastern States;

(b) the quantum of funds sought for by the State Government of Tripura in respect of development of Agartala city; and

(c) the amount sanctioned and released so far against the demands places by the State?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN): (a) to (c) The Government of India launched the Jawaharlal Nehru National Urban Renewal Mission (JNNURM) on 3rd December, 2005 to give focused